



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 21, 2006

PRESENT: Hinkle, Maxey, Pyle

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder, and Assistant Planner (AP) Phillips.

REGULAR MEETING

Board member Maxey called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Board member Maxey opened/closed the public comment period. No public comments were received.

MINUTES: July 13, 2006, August 17, 2006 and September 7, 2006

BOARD MEMBERS PYLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE SPECIAL JULY 13, 2006 MEETING AS WRITTEN.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES:	HINKLE, MAXEY, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MARTIN

MINUTES OF THE AUGUST 17, 2006 AND SEPTEMBER 7, 2006 WERE CONTINUED TO THE OCTOBER 5 MEETING DUE TO LACK VOTING QUORUM.

PUBLIC HEARING:

BOARD MEMBER MAXEY WITH THE AGREEMENT OF THE OTHER BOARD MEMBERS MOVED TO BEGIN THE MEETING WITH AGENDA ITEM 4.

- 4) **SELECTION OF CHAIR & VICE-CHAIR:** Pursuant to City Council Policy, the Board must select a Chairperson and Vice-Chair to serve a one-year term beginning in August of each year.

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO SELECT ROD MARTIN AS CHAIR.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES:	HINKLE, MAXEY, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MARTIN

BOARD MEMBERS HINKLE/PYLE MOTIONED TO SELECT JON MAXEY AS VICE-CHAIR.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES:	HINKLE, MAXEY, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MARTIN

- 1) **SITE REVIEW, SR-04-18: BARRETT-ODISHO PLAN DETAIL REVIEW:** A request for approval of landscape and fence details for the 36-unit single family development proposed on a 7.06-acre parcel located on the south east corner of the intersection of Barrett Avenue and Butterfield Blvd. in the R2-3,500/Residential Planned Development zoning district.

BOARD MEMBERS PYLE/HINKLE MOTIONED TO APPROVE THE PLAN DETAIL BY MINUTE ACTION SUBJECT TO THE FOLLOWING CONDITIONS:

1. **All proposed ground cover shall move outside of the drip line of the existing trees. Only bark or cobble shall be used under the drip line of the trees.**
2. **The plans for wall installation shall include a note requiring the supervision of an arborist during the installation of the sound wall under the existing trees.**
3. **The 8 ft. tall sound walls shall not project beyond the front face of the homes.**
4. **Sound barrier details for lots 18-22 & 28-33 shall be provided for staff review and approval prior to issuance of a building permit.**
5. **The final location of the landscape irrigation well shall be reviewed and approved by Planning and Public Works staff.**

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6. The group mailboxes shall be moved out the front yard areas. The box show in the front yard of lot 4 shall be moved to the park frontage on Barrett. The box shown in the front yard of lot 17 shall be move to the park frontage. Final location of the boxes shall be to the review and approval of the Planning Div., Public Works Dept. and Morgan Hill Postmaster.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

- 2) **SITE REVIEW, SR-06-06: TENNANT-RODRIQUES:** A request for site, landscape and architectural plan approval for the construction of an 11,600-sf building proposed within the ML, Light Industrial Zoning District. The subject site is approximately three acres in size and is located at the northwest corner of Tennant Ave. and the railroad tracks (375 Tennant Ave.).

BOARD MEMBERS HINKLE/PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING ADDITIONAL CONDITION:

Structural soil shall be used under the oak tree to be preserved within the planter island. The diameter of the structural soil shall equal the diameter of the drip line of the tree.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

- 3) **SITE REVIEW, SR-06-17: DE WITT-WONG:** Requesting site and architectural approval for the construction of a 4,316-sq.ft single-family home on a .73-acre vacant lot zoned R1- 12,000 RPD with a Hillside Overlay located at the west end of Price Dr. near DeWitt Ave.

BOARD MEMBERS PYLE/JON MOTIONED TO APPROVE THE RESOLUTION AS PRESENTED BY STAFF.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

ANNOUNCEMENTS:

ADJOURNMENT: Vice-Chair Maxey adjourned the meeting at 7:40 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator